

EXHIBIT D

NAME AND
RETURN ADDRESS
MCCARTHY & HOLTHUS
108 1ST AVENUE SOUTH, STE 300
SEATTLE, WA 98104

DOCUMENT TITLE(S)	ORDER
REFERENCE NUMBERS(S)	200607310903 201909260566
GRANTOR(S)	IH6 PROPERTY WASHINGTON, L.P.
GRANTEE(S)	ALI SULEIMAN TRUST HSBC BANK USA, NATIONAL ASSOCIATION QUALITY LOAN SERVICE CORP. OF WASHINGTON
LEGAL DESCRIPTION	LOT 3 PLAT OF CYRSTAL MEADOWS RECORDED MAY 14, 2004, UNDER RECORDING NO. 200405145003, RECORDS OF PIERCE COUNTY, WASHINGTON. SITUATE IN THE CITY OF BONNEY LAKE, COUNTY OF PIERCE, STATE OF WASHINGTON
PARCEL NUMBER(S)	7001740030
ADDRESS	18205 106TH STREET EAST BONNEY LAKE, WA 98391

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9 UNITED STATES BANKRUPTCY COURT
10 WESTERN DISTRICT OF WASHINGTON
AT TACOMA

11 IN RE:

BK Case No. 19-42890-MJH

12 SARAH HOOVER,

Adversary Case No. 20-04002-MJH

13 Debtor,

STIPULATION AND ORDER RESCINDING
TRUSTEE'S SALE

14
15 SARAH HOOVER,

16 Plaintiff,

17 v.

18 QUALITY LOAN SERVICE CORP. OF
19 WASHINGTON, et. al.,

20 Defendants.

21 The parties, through their undersigned counsel, recite and stipulate as follows:

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23 **I. RECITALS**

24 1. This action concerns real property (the "Property") in Pierce County, Washington identified
25 as follows:

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TAX PARCEL ID.	7001740030
LEGAL DESCRIPTION	LOT 3 PLAT OF CYRSTAL MEADOWS RECORDED MAY 14, 2004, UNDER RECORDING NO. 200405145003, RECORDS OF

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PIERCE COUNTY, WASHINGTON. SITUATE IN THE CITY OF
BONNEY LAKE, COUNTY OF PIERCE, STATE OF
WASHINGTON

2. The Property was formerly owned by the Ali Suleiman Trust with Amir Suleiman and Sarah Hoover as co-trustees (the “Suleiman Trust”).

3. The Property was formerly encumbered by a deed of trust (the “Deed of Trust”) held by HSBC Bank USA, National Association, as Trustee of the Fieldstone Mortgage Investment Trust, Series 2006-2 (“HSBC”) and recorded under Pierce County Recorder’s No. 200607310903.

4. Quality Loan Service Corp. of Washington (“Quality”) was the trustee under the Deed of Trust.

5. On September 13, 2019, Quality auctioned the Property for sale pursuant to the Deed of Trust power of sale. IH6 Property Washington, L.P., a Delaware Limited Partnership (“IH6”) was the winning bidder at auction. On or about September 17, 2019, Quality issued a trustee’s deed (the “Trustee’s Deed”) to IH6 which was recorded under Pierce County Recorder’s No. 201909260566.

6. On February 8, 2021, under Dkts # 81-82, this Court ruled the trustee sale violated the bankruptcy automatic stay and is void.

II. STIPULATION

The parties stipulate the effect of the Court’s ruling on title is as follows:

1. The parties are returned to their title positions as if the trustee sale never occurred.

2. The Trustee’s Deed to IH6 is canceled.

3. The Suleiman Trust is reinstated as the title owner of the Property.

4. HSBC’s Deed of Trust is reinstated as the first position lien against the Property securing the loan repayment obligation described therein.

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JUDGE MARY JO HESTON

/s/ John McIntosh
John McIntosh, WSBA #43113
Attorney for IH6 Property Washington LP *dba* Invitation Homes